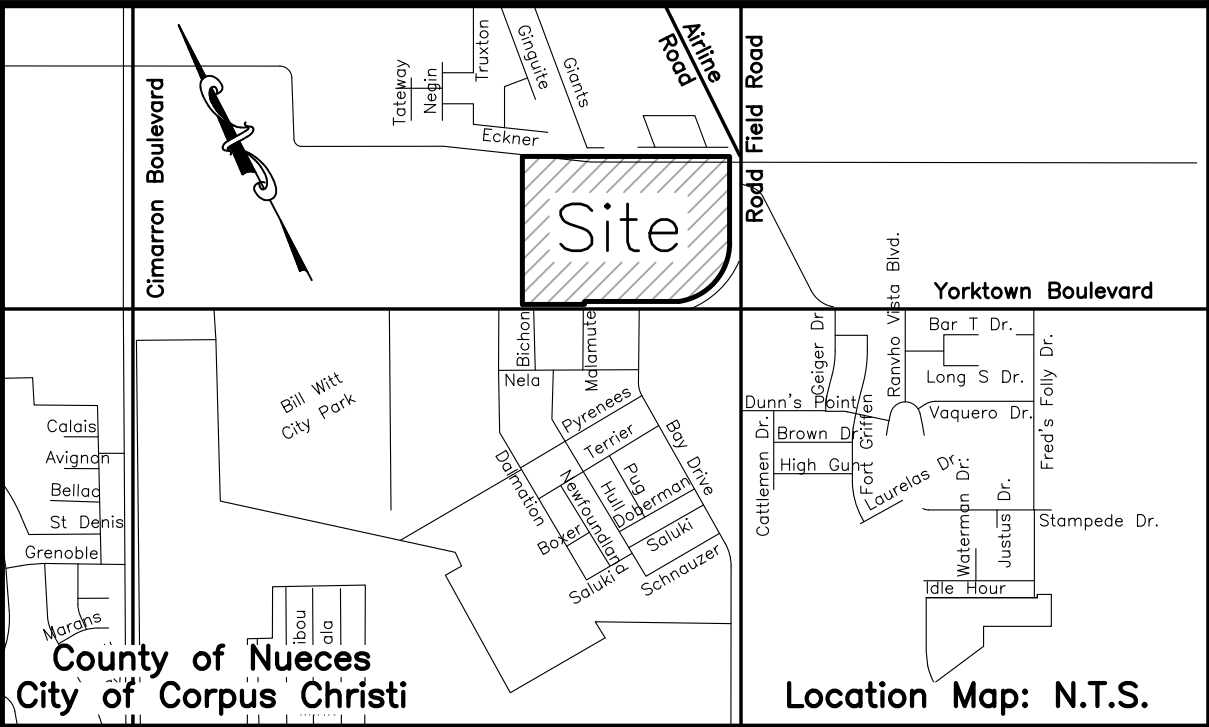


Notes:

1. Total platted area contains 51.12 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas which bears and effective date of March 18, 1985 and on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas which bears an effective date of June 4, 1987 and it is not located in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
7. If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

William J. Green, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20____

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No._____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By:_____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S.
Texas License No. 6458

State of Texas
County of Nueces

Del Mar College District, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20____

By: Del Mar College District

By:_____
Dr. Mark Escamilla, President

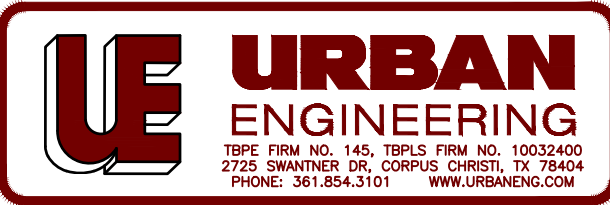
State of Texas
County of Nueces

This instrument was acknowledged before me by Dr. Mark Escamilla, as President of Del Mar College District, on behalf of said entity in said capacity.

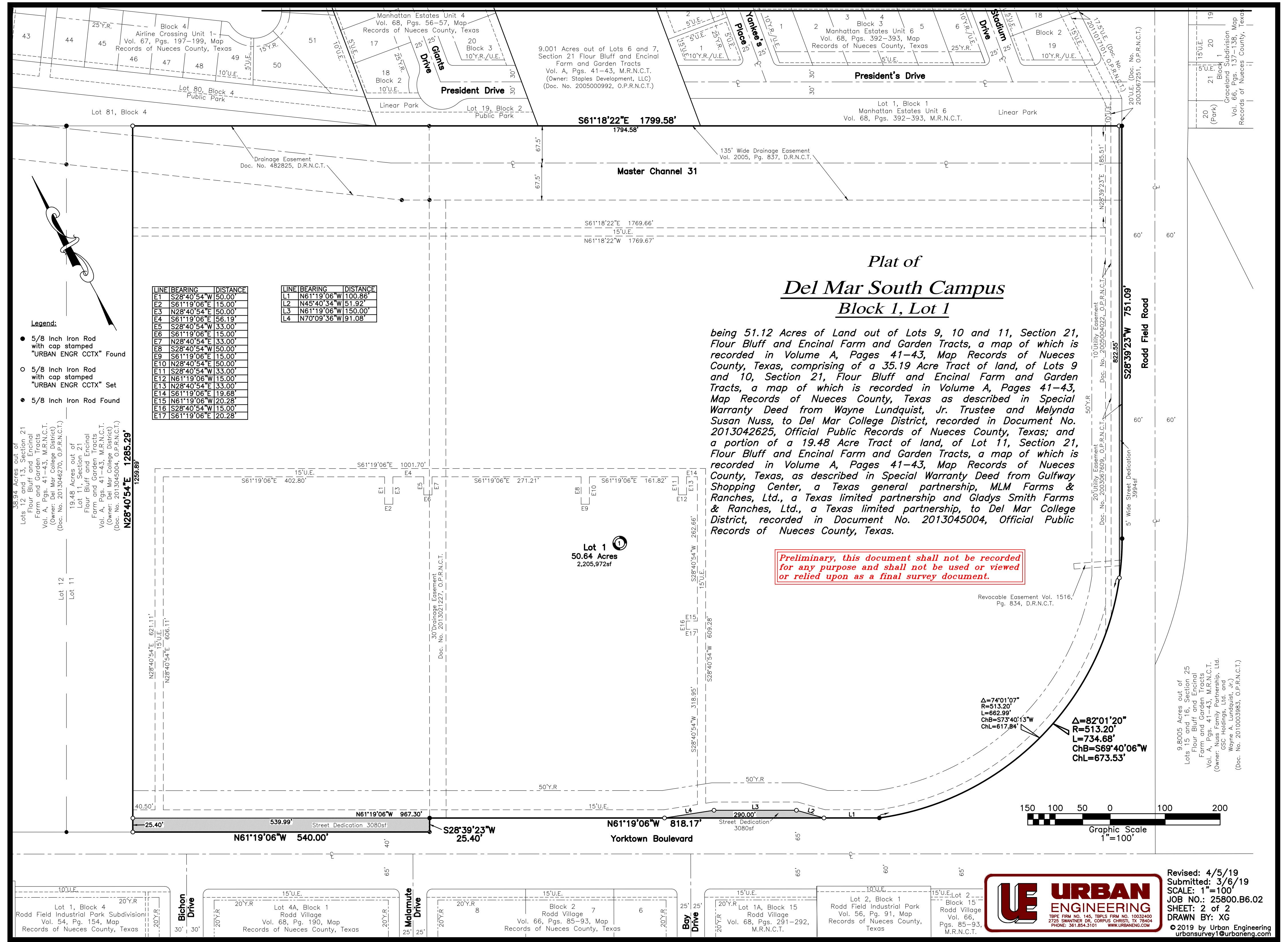
This the _____ day of _____, 20____

Notary Public in and for the State of Texas

being 51.12 Acres of Land out of Lots 9, 10 and 11, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, comprising of a 35.19 Acre Tract of land, of Lots 9 and 10, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas as described in Special Warranty Deed from Wayne Lundquist, Jr. Trustee and Melynda Susan Nuss, to Del Mar College District, recorded in Document No. 2013042625, Official Public Records of Nueces County, Texas; and a portion of a 19.48 Acre Tract of land, of Lot 11, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, as described in Special Warranty Deed from Gulfway Shopping Center, a Texas general partnership, MLM Farms & Ranches, Ltd., a Texas limited partnership and Gladys Smith Farms & Ranches, Ltd., a Texas limited partnership, to Del Mar College District, recorded in Document No. 2013045004, Official Public Records of Nueces County, Texas.



Revised: 4/5/19
Submitted: 3/6/19
SCALE: 1"=100'
JOB NO.: 25800.B6.02
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com



Legend:

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found

LINE	BEARING	DISTANCE
E1	S28°40'54"W	50.00'
E2	S61°19'06"E	15.00'
E3	N28°40'54"E	50.00'
E4	S61°19'06"E	56.19'
E5	S28°40'54"W	33.00'
E6	S61°19'06"E	15.00'
E7	N28°40'54"E	33.00'
E8	S28°40'54"W	50.00'
E9	S61°19'06"E	15.00'
E10	N28°40'54"E	50.00'
E11	S28°40'54"W	33.00'
E12	N61°19'06"W	15.00'
E13	N28°40'54"E	33.00'
E14	S61°19'06"E	19.68'
E15	N61°19'06"W	20.28'
E16	S28°40'54"W	15.00'
E17	S61°19'06"E	20.28'

LINE	BEARING	DISTANCE
L1	N61°19'06"W	100.86'
L2	N45°40'34"W	51.92'
L3	N61°19'06"W	150.00'
L4	N70°09'36"W	91.08'

Plat of
Del Mar South Campus
Block 1, Lot 1

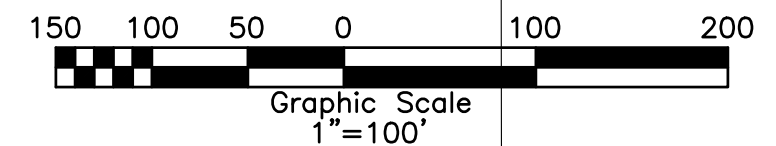
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Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

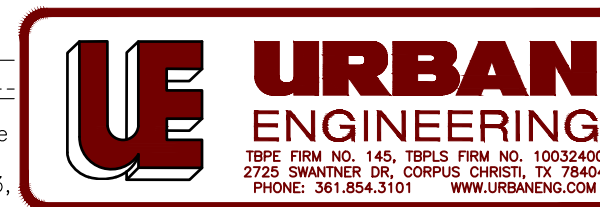
Revocable Easement Vol. 1516, Pg. 834, D.R.N.C.T.

Δ=74°01'07"
R=513.20'
L=662.99'
ChB=S73°40'13"W
ChL=617.84'

Δ=82°01'20"
R=513.20'
L=734.68'
ChB=S69°40'06"W
ChL=673.53'



9.8005 Acres out of
Lots 15 and 16, Section 25
Flour Bluff and Encinal
Farm and Garden Tracts
Vol. A, Pgs. 41-43, M.R.N.C.T.
(Owner: Nuss Family Partnership, Ltd.
GSC Holdings, Ltd. and
Wayne A. Lundquist, Jr.)
(Doc. No. 2010009865, O.P.R.N.C.T.)



Revised: 4/5/19
Submitted: 3/6/19
SCALE: 1"=100'
JOB NO.: 25800.B6.02
SHEET: 2 of 2
DRAWN BY: XG

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